

**SALEM COMMERCIAL AND INDUSTRIAL SALES DATABASE**

Map No.	Multi	Address	Zoned	BUILDINGS					Land Size		Sale Year
	Parcel Sale			Year Built	Quality/Grade	Condition	Use	SqFt or Units	Acre	Sq Foot	
146-10-1	N	300 E 2nd St	RBF/RB	1920s	A	A	Law Office	2,260	0.184	7,995	2013
5-1-3	N	115 Sheraton Dr	BCD	1976	A	A	Showroom/Warehouse	17,000	1.536	66,908	2013
34-1-2	Y	707 Kesler Mill Rd	HBD		A	A	Retail/Flex	2,252	0.263	11,456	2012
34-1-3	Y	1400 North Mill Rd	RSF				Vacant Land		0.210	9,148	
198-2-12	N	1109 Florida St	HM	1973	A	A	Garage/Shop	5,025	0.258	11,250	2012
176-1-1	Y	2250 Salem Industrial Dr	HM		A	A	Industrial	3,300	1.154	50,268	2012
168-2-8	Y	2200 Salem Industrial Dr	HM		A	A	Scale House	364	2.710	118,048	
168-2-9	Y	2260 Salem Industrial Dr	HM	1974	A	A	Warehouse/Office	3,281	1.000	43,560	
59-1-4	N	101 Rutledge Dr	RMF	1974	A	A	Apartment	108	5.53	240,887	2012
279-1-2.1	N	2031 Apperson Dr	HBD	1997	A	A	Former FF Rest, Office	1,412	1.093	47611	2012
168-2-1.2	N	2240 W Main St	HBD	1979	A	A	Small Office	336	0.443	19,297	2012
137-1-1.2	N	29 Wildwood Rd	HBD	1976	A	A	Animal hospital/Office	4,200	0.432	18818	2012
139-5-2	Y	1830-1856 W Main St	HBD	2001	A	A	Retail	39,940	3.815	166,181	2012
139-5-3	Y		HBD	1981	G	VG	Retail				
175-1-7	Y	2501 West Main St.	HBD	1980	A	A	Flex/Whse	15,028	2.597	113,125	2012
169-3-25.1	Y	2300 West Main St	HBD						0.572	24,916	
140-1-5	N	1502 W Main Street	HBD	1990	G	G	Service Garage/Shop	14,696	1.252	54,525	2012
142-3-3	N	736 W 4th Street	LM	1950	A	G	Retail/Office	6,283	0.587	25,570	2012
121-8-1	N	107 Roanoke Blvd.	TBD	1950APx	A	G	Retail/former garage	3,335	0.091	4,000	2011
177-1-2	N	1993 Salem Ind. Drive	HM	1976	A	A	Flex/Whse	17,402	2	87,120	2011
161-2-5	N	203 W 4th Street	HBD	1985	A	A	Garage/Shop	1,040	0.253	11,025	2011
81-4-4	N	141-179 Electric Road	HBD	1989	G	G	Shopping Ctr	84,476	9.692	422,184	2010
124-10-2	N	830 W Main Street	HBD	1989	A	A	F.F. Restaurant	938	0.4362	19,000	2011
159-5-8	N	625 Florida Street	TBD	1972	A	G	Retail/Shop	6,240	0.258	11,250	2010
121-10-3	N	110 E 1st Street	RMF	1957	G	VG	Office	2,337	0.103	4,500	2010
210-1-2	N	2936 West Main Street	HBD	1925	A	A	Office/Converted house	3,694	0.4044	17,615	2010
186-10-8	N	909 Iowa Street	HBD	1998	A	A	Flex/Whse	9,100	0.3444	15,000	2010
186-10-7	N	903 Iowa Street	HBD	1940	A	A	Office	1,156	0.2583	11,250	2010
249-1-7	N	1601 Apperson Drive	HBD	1952	A	G	Garage/Shop	5,004	0.6425	27,987	2010

234-1-5	N	1415 S Colorado St	TBD	1950	A	F	Retail/Shop	2,508	0.2866	12,484	2010
200-2-1	N	844 Union Street	HM	1954	A	F	Warehouse	25,208	1.392	60,636	2010
199-3-2	N	1022 Tennessee St	LM	1959	A	A	Shop Blg	7,740	0.344	15,000	2010
145-5-3	N	319 S College Ave	TBD	1950APX	A	A	Garage/Shop	1,296	0.4838	21,075	2010
185-2-4.1	N	311 7th Street	TBD	1959	A	A	Retail	1,360	0.1837	8,000	2010
106-13-3	N	208 East Main St	DBD	1900	G	A	Retail/Apts Up	3,364	0.0885	3,855	2010
106-13-7	N	5 S College Avenue	DBD	1900	G	G	Office/Retail	5,253	0.121	5,280	2010
249-3-2	N	1524 Apperson Dr	HBD	1950	A	A	Office	1,284	0.431	18,775	2010
139-5-2	Y	1830-1856 W Main St	HBD	2001	A	A	Car Dealer	38,300	7.998	348,393	2009
139-5-3	Y		HBD	1981	G	VG	Offices				
139-5-7	Y		HBD				Vac Lot				
015-1-1	Y	901 Russell Drive	BC	1996	G	G	Office/Whse	24,760	8.123	353,838	2009
013-1-9	Y										
013-1-10	Y										
013-1-11	Y										
013-1-12	Y										
081-2-3	N	1535 East Main Street	HBD	1974	A	A	MOTEL	72	1.688	73,529	2009
166-1-1	N	1950 Salem Ind Drive	HM	1960	A	A	Mfg/Industrial	295,156	35.414	1,542,634	2008

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Sale	Sale	Sale/SF	Remarks
Date	Price	or UNIT	
2/26/2013	\$ 210,000	\$92.92	2 sty Four Square Residential Dwelling converted to Law Office
1/2/2013	\$ 425,000	\$25.00	Bought to convert to Place of Worship. Renovating Interior Kitchen/Baths/etc, appears sold low, were asking \$675,000
12/14/2012	\$ 250,000	\$111.01	2 @ \$250,000, Retail Nail/Haircare
11/1/2012	\$ 165,000	\$32.84	Garage/Shop
12/28/2012	\$ 810,000	\$116.63	Salem Ready Mix Concrete Producer
10/24/2012	\$4,000,000	\$37,037.04	The Crest at Longwodd (108 Units), sold from VHDA
10/22/2012	\$ 420,000	\$ 297.45	Former Sonic Burger, will be converted to offices for Virginia Varsity
10/9/2012	\$180,000	\$ 535.71	Mostly land Sale with small office (336 SF)
9/7/2012	\$ 310,000	\$ 73.81	Was an animal hospital, since sale converted to offices
7/31/2012	\$4,000,000	\$100.15	CAR DEALERSHIP (CURRENTLY Goodwill/Supershoes-REMODELED 2011) NOTE: 1031 EXCHANGE
7/27/2012	\$535,000	\$35.60	Retail Space NOTE: 1031 EXCHANGE
7/11/2012	\$1,650,000	\$112.28	Former 84 Lumber (Converting to used car lot, razing accessory bldgs)
6/8/2012	\$275,000	\$43.77	Lot Adjoining Former 84 Lumber
4/11/2011	\$230,000	\$68.97	Merchants Tire/Collision Auto repair/free standing Subway Restaurant
1/13/2011	\$690,000	\$39.65	Tanning Salon, 2 Offices
1/12/2011	\$184,000	\$176.92	Office and Sales(Salem Silkscreen)
12/20/2010	\$8,750,000	\$103.58	Flex Space Office Whse
12/15/2011	\$450,000	\$479.74	Used Car Dealer/Garage
12/8/2010	\$203,500	\$32.61	Lakeside Plaza Shopping Ctr RESALE IN 1.5 YEARS
10/19/2010	\$219,000	\$93.71	sold after Sonic Burger closed
9/28/2010	\$325,000	\$87.98	Printing Shop Some small office space
7/30/2010	\$600,000	\$65.93	Used as office space (renovated 1999)
7/30/2010	\$130,978	\$113.30	House/Garage and Barn House Converted to Offices (RENOVATED SINCE SALE)
6/30/2010	\$515,000	\$102.92	Flex Space Office Whse
			Converted House to Offices/ Detached Garages
			Auto-Service Garage Shop CB Blg (remodeled 2005)

6/21/2010	\$125,000	\$49.84	Old House converted to Retail at time of sale (Since converted to vacant Office)
5/21/2010	\$400,000	\$15.87	Vacant Warehouse/ Access is difficult. Near RR Tracks (since sold at auction and being renovated)
4/30/2010	\$220,000	\$28.42	Shop Blg/Garage
3/31/2010	\$175,000	\$135.03	Auto Sales/Repair Former Years was a Service Station
3/16/2010	\$110,000	\$80.88	Small CB Retail Shop (remodeled 2010-Converted to restaurant after sale)
3/1/2010	\$200,000	\$59.45	Downtown Blg/Retail Down/Apts Up/Mostly Vac at Sale (REMODELED 2010 IN VG COND NOW)
2/19/2010	\$404,000	\$76.91	5-6 Small Office Retail Spaces (REMODELED 2003)
1/12/2010	\$256,000	\$199.38	Converted House to Offices
9/18/2009	\$3,700,000	\$96.61	Auto Dealership/ Offices Next Door/ Vacant Lot Behind (Currently Goodwill/Super Shoes)
3/12/2009	\$1,600,000	\$64.62	used by church for worship
1/28/2009	\$2,800,000	<del>\$38,888.89</del>	72 unit motel/Days Inn/GIM approx 3.506/ 27,790 Sq Ft
7/16/2008	\$4,338,750	\$14.70	Salem Frame/p/o/Rowe Furniture